

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL)	ORDER NO. 2292
OF A NEW RECREATIONAL FACILITY IN THE SC-))	CU2012-0006 ORDER APPROVING
MU ZONE (VILLASPORT AT 45 CENTRAL).)	VILLASPORT AT 45 CENTRAL
VILLASPORT AT 45 CENTRAL, APPLICANT.)	CONDITIONAL USE.
)	

The matter came before the Planning Commission on August 1, 2012, on a request for approval on a new recreational facility in the SC-MU zone. The subject site is bound by SW Murray Boulevard, SW Jenkins Road and SW Meridian Street and is more specifically identified as Tax Lots 24700 and 24600 on Washington County Tax Assessor's Map 1S1-09BB respectively.

Pursuant to Ordinance 2050 (Development Code) Sections 50.15.2 and 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

A unique approval criterion for the proposed recreational facility required by the Development Code is a determination that the proposed use is transit supportive. The written staff report did not provide recommended findings on this approval criterion. The staff report did state that the Commission would make the necessary findings. During the hearing, those persons in opposition or who were neutral on the proposal raised the concern

that the people who would use this facility would not take transit. Additionally the Commission questioned the applicant on the transit supportive nature of the proposal.

In oral and written testimony presented at the hearing, the applicant provided evidence in support of the proposal being a transit supportive use. The applicant cited: the location of the facility within close proximity of bus stops and MAX station, the adjacent bike lanes and sidewalk system, the building orientation towards the 45 Central residential component, the ability of the facility to become a TriMet neighborhood outlet, as well as the fact that club members are generally active and more likely to utilize transit. Additionally the applicant stated that they agreed to proposed conditions of approval that would require realignment of the pedestrian path from the main entrance to align with the pedestrian plaza installed with the 45 Central development as well as an additional pedestrian connection from the parking lot to SW Jenkins Road.

The Planning Commission considered the written and verbal testimony by the applicant and the public, both in opposition and in support of the proposal, and considered the applicant's testimony provided at the hearing. The Planning Commission concluded that the applicant's proposal satisfactorily addressed the approval criteria, subject to conditions of approval, and adopted the following findings in addition to those provided in the Staff Report.

The Commission finds that the proximity to transit and multi-modal transportation amenities, and building/site design sufficient to show that the proposal meets the approval criterion contained in Section 40.15.15.4.C (consistency with the Comprehensive Plan) and Section 20.20.25.54 (Transit Supportive Development) of the Development Code.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 25, 2012, and Staff's Memorandum dated August 1, 2012, and based on the additional findings made by the Planning Commission through the course of the hearing and summarized herein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2012-0006** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated July 25, 2012, Staff's Memorandum dated August 1, 2012, and the supplemental additional findings made by the Planning Commission contained herein and is subject to the conditions of approval as follows:

1. Approval of CU2012-0006 is subject to approval of ADJ2012-0002 and DR2012-0053 (Planning/JF)
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/JF)

Motion **CARRIED**, by the following vote:

AYES: Doukas, Maks, Fagin, Nye, Winter, and Overhage.

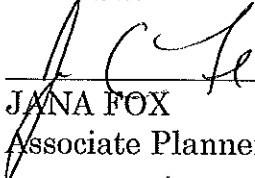
NAYS: None.
ABSTAIN: None.
ABSENT: Stephens.

Dated this 16th day of August, 2012.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2292 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on Monday, August 27, 2012.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


JANA FOX
Associate Planner

APPROVED:


KIM OVERHAGE
for Vice-Chair


STEVEN A. SPARKS, AICP
Planning Division Manager